

ARCHITECT  
ORESTES LOPEZ-RECIO  
AR0009350

5895 S.W. 32 STREET  
MIAMI, FLORIDA 33155  
TELEPHONE: (305) 608-8887

OWNER:  
MOUNTAIN COVE HOMES  
4878 SW 74th COURT  
MIAMI, FLORIDA 33155  
TELEPHONE 786-458-1805

NEW SINGLE FAMILY RESIDENCE FOR  
MOUNTAIN COVE HOMES AT SOUTHLAND I  
11730 Southwest 229th Lane  
Miami, Florida 33170

REVISIONS:  
02-21-16 B.D.C.  
07-11-16  
REVISION BY OWNER

SEAL:

DATE: NOV. 31, 2015  
SCALE: AS SHOWN  
DRAWN: W.A.C.  
JOB NO.: 15-0951

P-1  
SHEET NO.: OF

## GENERAL PLUMBING NOTES

- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND 2014 FLORIDA BUILDING CODES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK AS LAID OUT, INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, THE STRUCTURAL, ARCHITECTURAL AND SITE CONDITIONS SHALL GOVERN THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK. CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, AND SPACE CONDITIONS AT ALL POINTS. WHERE HEAD ROOM, OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE FIELD MODIFICATION IN LAYOUT AS NEEDED TO PREVENT CONFLICT WITH WORK OF VARIOUS TRADES OR FOR PROPER EXECUTION OF THE WORK.
- EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON ANY OF THE ARCHITECTURAL, AIR CONDITIONING, ELECTRICAL AND SPRINKLER DRAWINGS WITHOUT ADDITIONAL EXPENSE TO THE OWNER. IF DISCREPANCIES, CONFLICTS, INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS, NOTIFY IN WRITING THE ARCHITECT/ENGINEER IN AMPLE TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
- INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT IS TO BE DONE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
- START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS OR QUESTIONS AS TO SUITABILITY OF THE WORK OF OTHER TRADES OR OTHER CONTRACTORS TO RECEIVE HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE, AT HIS EXPENSE, ALL PLUMBING WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
- THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE, FEES, PERMITS, ASSOCIATION DUES, ROYALTIES AND TAXES OF WHATEVER NATURE. SHALL APPLY TO THIS WORK. HE SHALL ALSO PAID ALL THE INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE AND SHALL KEEP THE OWNER HARMLESS FROM ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF LAWS, RULES OR ORDINANCES.
- PROVIDE MEANS "FURNISH AND INSTALL".
- DO A COMPLETE JOB, EVERYTHING CONNECTED, READY FOR USE.
- SHOP DRAWINGS: CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
- AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT LOCATION OF ALL INSTALLATIONS.
- PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
- THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF FINAL WORK ACCEPTANCE BY OWNER. ANY BREAKDOWN OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
- PROVIDE BATHROOM FIXTURES AS SPECIFIED.
- PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE.
- WHENEVER NOT SIMILAR METALS ARE TO BE JOINED, A DI-ELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
- PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.
- MATERIALS
  - COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE TYPE "L" COPPER BELOW GROUND AND TYPE "M" COPPER ABOVE GROUND.
  - COLD WATER PIPES INSIDE OF SLAB SHALL BE TYPE "K" SOFT COPPER. INSTALL INSIDE POLYETHYLENE CONDUIT. NO JOINTS PERMITTED INSIDE SLAB.
  - SANITARY WASTE AND VENT 4"Ø AND SMALLER SHALL BE P.V.C., SCHEDULE 40.
  - STORM LINES INSIDE BUILDING SHALL BE P.V.C. SCHEDULE 40
  - IN COASTAL AREAS ALL SANITARY AND STORM PIPING OUTSIDE OF BUILDING SHALL BE SCHEDULE 40, PVC.
  - CONDENSATE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.
  - WATER HEATER RELIEF AND DRAIN LINE SHALL BE TYPE "L" COPPER, MIN 3/4" DIA.

FIRE RATED PENETRATION NOTE  
WHEN FIRE PENETRATION OF PIPING OCCUR, SHALL BE PROTECTED BY ASSEMBLY No. W-L-208B, UL APPROVED

## FIXTURE CONNECTION SCHEDULE

ITEM	WASTE & SOIL	WATER	
		COLD	HOT
WATER CLOSET	3"	1/2"	--
TUB	2"	1/2"	1/2"
WHIRLPOOL	2"	1/2"	1/2"
BIDET	1-1/4"	1/2"	1/2"
LAVATORY	1-1/4"	1/2"	1/2"
KITCHEN SINK	1-1/2"	1/2"	1/2"
DISHWASHER	1" hose	--	1/2"
CLOTHES WASHER	2"	1/2"	1/2"
HOSE BIBB	--	1/2"	--
FLOOR DRAINS	2" MIN.	1/2"	--
SHOWER	2"	1/2"	1/2"
REFRIGERATOR	--	1/2"	--

NOTE: PROVIDE ANTI SCALD VALVE @ EACH SHOWER AND TUB  
NOTE: ALL TRAOS SHALL BE CONSISTENT W/FIXTURE OUTLET SIZE.

## NOTES

- WASTE ARMS SIZES AS NOTED IN PLUMBING FIXTURE CONNECTION SCHEDULE.
- ALL SANITARY WASTE PIPES UP TO 2 1/2' SHALL BE SLOPED @ 1/4" per FT. AND WASTE PIPES 3' OR LARGER SHALL BE SLOPED @ 1/8" per FT. UNLESS NOTED OTHERWISE.
- ALL FLOOR DRAINS ARE TO BE PROVIDED WITH 1/2' TRAP RESEAL CONNECTION.
- DRAIN F 4 T RELIEF DRAINS ARE TO BE TERMINATED OUTSIDE OF BUILDING AT 6" ABOVE FINISHED GRADE.
- ALL HOSE BIBBS TO BE PROVIDED WITH VACUUM BREAKERS AND SHUT-OFF VALVE.
- PROVIDE TRAP RESEAL ON ALL FLOOR DRAINS.

## NOTE:

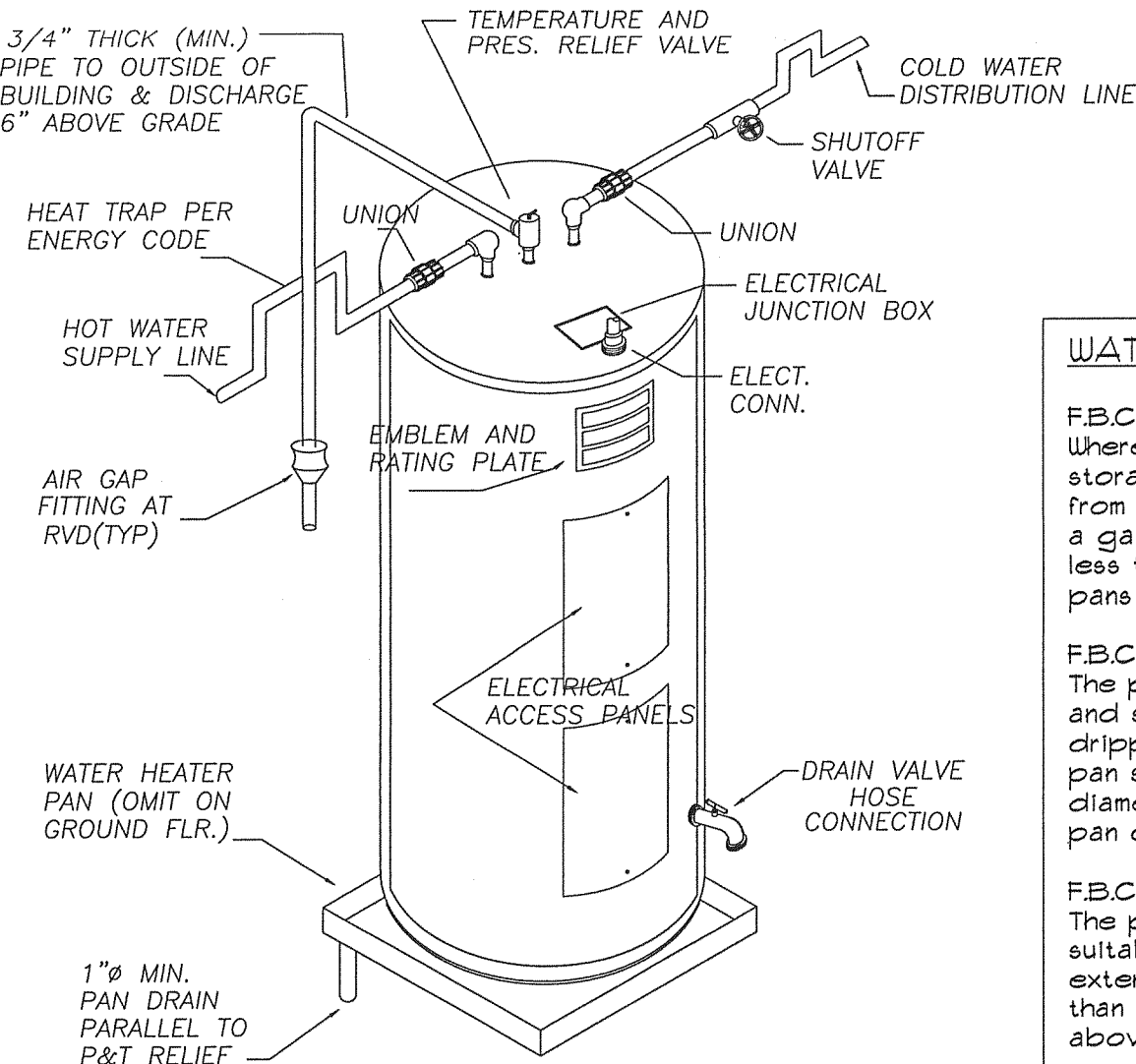
ALL VTR SHALL BE OFF SET A MIN. OF 4"-0" FROM FIRE SEPARATION WALL.  
ALL SANITARY PIPE 2 1/2"Ø OR SMALLER SHALL RUN @ 1/4" SLOPE PER L.F.T.  
3" AND LARGER @ 1/8" SLOPE PER L.F.T.  
ALL TUB AND SHOWER SHALL BE ANTISCALDING VALVE @ 110°, (TYPICAL)

## WATER PIPING SIZE

- 1/2"Ø CW/HW
- 1/2"Ø CW
- 3/4"Ø CW-1/2"Ø HW
- 3/4"Ø CW/HW
- 3/4"Ø CW
- 3/4"Ø HWS
- 1"Ø CWS-1/2"Ø HWS
- 1"Ø CWS
- 1"Ø CWS-3/2"Ø HWS

## HAMMER ARRESTOR

- AMTROL, MODEL 500
- INSTALL IN ACC. LOCATION.
- CONNECTION SIZE: 1/2" NPT
- HEIGHT: 4-1/2"
- DIAMETER: 3-3/8"
- MAX. PRESSURE: 150 PSI
- MAX. TEMP: 200° F
- MAX. SHOCK PRESSURE: 200 PSI



## HOT WATER HEATER DETAIL N.T.S.

N.T.S.

SHALL BE "AMERICAN PROLINE" OR APPROVED EQUAL WITH 50 GALLONS STORAGE TANKS, DUAL NON-CONCURRENT 4.5 kw. ELEMENTS AT 240 VOLTS, WITH AN ENERGY EFFICIENCY OF .92 MINIMUM

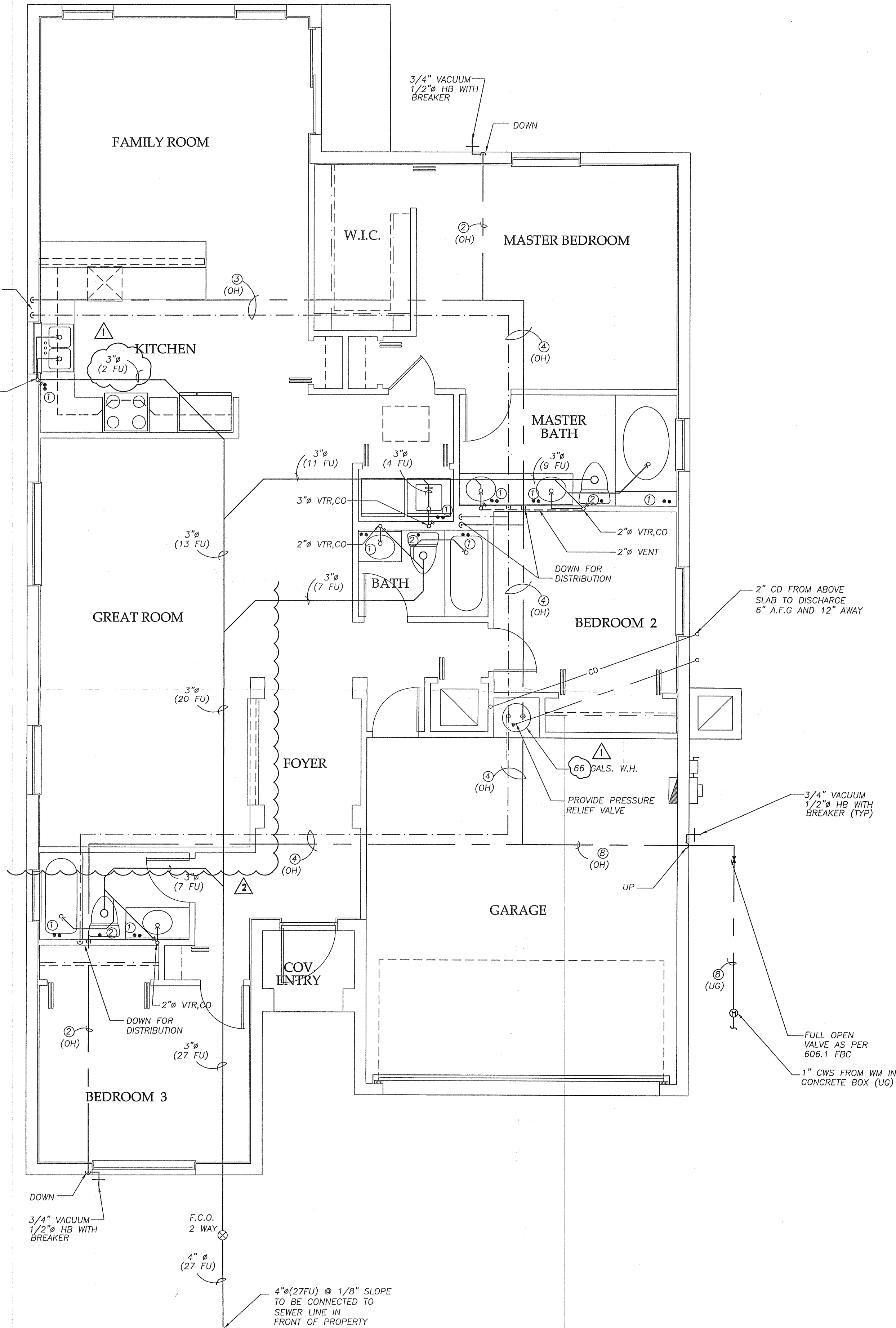


TABLE P2903.2a	
FIXTURE	MAXIMUM FLOW RATES
WATER CLOSET (TANK)	120 GPF @ 60 PSI
WATER CLOSET (FLUSH VALVE)	120 GPF @ 60 PSI
LAVATORY FAUCET	15 GPM @ 60 PSI
SHOWER HEAD	15 GPM @ 60 PSI
KITCHEN SINK FAUCET	15 GPM @ 60 PSI
DISHWASHER RESIDENTIAL	6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR WATER SENSE CERTIFIED) (c)
DISHWASHER COMMERCIAL	6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR WATER SENSE CERTIFIED) (c)

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Examiner Date Time Stamp Disp. Trade Stamp Name  
Jerry Milbert 7/21/2016 8:40:06 AMA PLUM Approved



## FIRST FLOOR PLUMBING PLAN

SCALE: 1/4" = 1'-0"

LOT 4 BLOCK 2  
PARADISE MODEL